

**MINUTES
PLANNING AND ZONING COMMISSION MEETING
NOVEMBER 16, 2020**

**FLUM #20-07
'GC' & 'GR' to 'PD'**

A. HOLD a public hearing and consider a request submitted by Karen Wunsch on behalf of S. Young Family Ltd. (c/o Susan Young Jones) to amend the Comprehensive Plan's Future Land Use Map (FLUM) from a 'General Commercial' designation to a 'Planned Development' designation for approximately 22.233 acres, out of the J. Goslin Survey, Abstract No. 344 and the H. C. McClung Survey, Abstract No. 570. The property is addressed as 1900 E. Veterans Memorial Boulevard, Killeen, Texas.

Chairman Latham requested staff comments.

Mr. Jerry Millard, Senior Planner, presented the staff report for this item. He stated that this request has a concurrent zoning case. The applicant has proposed a Planned Unit Development concept plan, which would include sixteen (16) three story multi-family structures, with a total of 386 residential units on 22.233 acres of land. The proposed PUD concept plan illustrates a residential density of 17.36 dwelling units per acre. In addition to the residential structures, the applicant is proposing amenities that will include a large resort style pool area with grills, fitness center, clubhouse, internet cafe, and a 4,000 square foot dog park.

Mr. Millard stated that staff recommends that the Commission recommend approval of the 'Planned Development' (PD) FLUM designation. Staff is of the determination that the applicant's 'Planned Development' (PD) designation request is consistent and compatible with the existing residential and commercial land uses and prevailing community character and is in conformance with the PUD requirements outlined in Sec. 31-256.9.

Ms. Karen Wunsch, 6500 River Place Blvd., Bldg. 2, #250, Austin, was present to represent the case.

Chairman Latham opened the public hearing. With no one requesting to speak, the public hearing was closed.

Commissioner Hodges motioned to recommend approval of the request. Commissioner Boyd seconded, and the motion passed by a vote of 6 to 1. Commissioner Gukeisen voted in opposition.

Chairman Latham stated that the request will be forwarded to City Council with a recommendation for approval.